



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, October 24, 2017

6:30 PM

City - County Building, ROOM 354
210 Martin Luther King Jr. Blvd., Madison

City - County Building, ROOM 354
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A. Call to Order

B. Public comment for any item not listed on the agenda

C. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[11196](#)

PETITION: REZONE 11196
APPLICANT: ZWEIFEL REV TR, FREDERICK & ALICE
LOCATION: WEST OF 7402 WALTER ROAD, SECTION 29, TOWN OF MONTROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [11196 Staff](#)
[11196 Town](#)
[11196 Splits Agreement](#)
[11196 Map](#)
[11196 APP](#)

[11197](#)

PETITION: REZONE 11197
APPLICANT: JAMES THOMAS BARBER
LOCATION: 1987 BARBER DRIVE, SECTION 26, TOWN OF DUNN
CHANGE FROM: Wetland District TO Non-wetland District
REASON: removal of 7100 square feet of designated wetlands from the adopted wetland inventory maps to allow commercial development

Attachments: [11197 Staff](#)
[11197 Site Map](#)
[11197 Map](#)
[11197 App](#)

[11198](#) PETITION: REZONE 11198
APPLICANT: JOSHUA F AGATE
LOCATION: 3010 HOPE ROAD, SECTION 19, TOWN OF COTTAGE GROVE
CHANGE FROM: LC-1 Limited Commercial District TO RH-2 Rural Homes District, R-1A Residence District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: expanding existing lot

Attachments: [11198 Staff](#)
[11198 Town](#)
[11198 Density](#)
[11198 Map](#)
[11198 APP](#)

[11199](#) PETITION: REZONE 11199
APPLICANT: JOHN C BROWN
LOCATION: 1611 COUNTY HIGHWAY D, SECTION 4, TOWN OF OREGON
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: creating one residential lot

Attachments: [11199 Staff](#)
[11199 Town](#)
[11199 Density](#)
[11199 Map](#)
[11199 APP](#)

[11200](#) PETITION: REZONE 11200
APPLICANT: GOTHAM LLC
LOCATION: 8161 WINDY OAK LANE, SECTION 24, TOWN OF SPRINGDALE
CHANGE FROM: A-1 Agriculture District TO R-3A Residence District
REASON: Zoning compliance for existing duplex

Attachments: [11200 Staff](#)
[11200 Town](#)
[11200 Map](#)
[11200 APP](#)

[11201](#) PETITION: REZONE 11201
APPLICANT: JOHN C LUBICK
LOCATION: 3593 N FAIR OAK ROAD, SECTION 26, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO A2(8) Agriculture District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: creating one residential lot

Attachments: [11201 Staff](#)
[11201 Town](#)
[11201 Density \(Sending Property\)](#)
[11201 Density \(Receiving Property\)](#)
[11201 Map](#)
[11201 Revised App](#)
[11201 APP](#)

[11202](#) PETITION: REZONE 11202 PETITION WITHDRAWN BY APPLICANT
APPLICANT: PHILIP C ICKE
LOCATION: SOUTHERN TERMINUS OF WAUBESA AVE, SECTION 8, TOWN OF DUNN
CHANGE FROM: R-3 Residence District TO CO-1 Conservancy District
REASON: construction of boathouse

Attachments: [11202 Staff](#)
[11202 APP](#)

[11203](#) PETITION: REZONE 11203
APPLICANT: JEFFERY S MOERKE
LOCATION: SOUTH OF 4626 STATE HIGHWAY 73, SECTION 4, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating four residential lots

Attachments: [11203 Staff](#)
[11203 Town](#)
[11203 APP](#)
[11203 Density](#)
[11203 Map](#)

[11205](#) PETITION: REZONE 11205
APPLICANT: MCFARLAND MEADOWS LLC
LOCATION: 2247 MCCOMB ROAD, SECTION 7, TOWN OF
DUNKIRK
CHANGE FROM: RH-2 Rural Homes District TO C-2 Commercial
District
REASON: commercial storage uses

Attachments: [11205 Staff](#)
[11205 concerns](#)
[11205 Map](#)
[11205 APP](#)

[11206](#) PETITION: REZONE 11206
APPLICANT: DENISE M SULLIVAN
LOCATION: 2885 TOWN HALL ROAD, SECTION 8, TOWN OF
SPRINGDALE
CHANGE FROM: A-1 Agriculture District TO RH-3 Rural Homes
District
REASON: compliance for new residential accessory building to exceed
height allowed

Attachments: [11206 Staff](#)
[11206 Town](#)
[11209 Density](#)
[11206 Map](#)
[11206 APP](#)

[11209](#) PETITION: REZONE 11209
APPLICANT: TROY A GRINDLE
LOCATION: NORTH 11049 RIVER FORK ROAD, SECTION 30,
TOWN OF PERRY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating two residential lots

Attachments: [11209 Staff](#)
[11209 Density](#)
[11209 Map](#)
[11209 APP](#)

[02393](#) PETITION: CUP 02393
 APPLICANT: JAMES R SEABURY
 LOCATION: 7097 COUNTY HIGHWAY P, SECTION 22, TOWN OF
 DANE
 CUP DESCRIPTION: owner contractor shop w/ sanitary fixtures

Attachments: [CUP 2393 Staff](#)
[CUP 2393 Map](#)
[CUP 02393 APP](#)
[CUP 2393 Town](#)

[02395](#) PETITION: CUP 02395
 APPLICANT: THOMAS J FISHER
 LOCATION: 2122 BRIDGE LANE, SECTION 25, TOWN OF
 SPRINGDALE
 CUP DESCRIPTION: horse riding and boarding stables, sanitary
 fixtures in Ag building

Attachments: [CUP 2395 Staff](#)
[CUP 2395 Town](#)
[CUP 2395 Operations Plan](#)
[CUP 2395 Map](#)
[CUP 02395 APP](#)

[02396](#) PETITION: CUP 02396
 APPLICANT: THOMAS A MARTINSON
 LOCATION: NE OF 4614 COUNTY HIGHWAY A, SECTION 18,
 TOWN OF RUTLAND
 CUP DESCRIPTION: new 199' communication tower

Attachments: [CUP 2396 Staff](#)
[CUP 2396 Map](#)
[CUP 2396 Search Ring](#)
[CUP 2396 Search Ring Verification Letter](#)
[CUP 02396 APP](#)

[11220](#) PETITION: REZONE 11220
APPLICANT: GAUSMAN JT REV TR & TOWN OF DUNN
LOCATION: 4156 COUNTY ROAD B, SECTION 21, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: expanding town hall property to the east and north

Attachments: [11220 CUP 2400 Staff](#)
[11220 Town](#)
[11220 Map](#)
[11220 Zoning Map](#)
[11220 CUP 2400 App](#)

[CUP 2400](#) PETITION: CUP 02400
APPLICANT: GAUSMAN JT REV TR & TOWN OF DUNN
LOCATION: 4156 COUNTY ROAD B, SECTION 21, TOWN OF DUNN
CUP DESCRIPTION: Governmental Use - expansion of Town Hall
property

Attachments: [11220 CUP 2400 Staff](#)
[CUP 2400 Map](#)
[11220 CUP 2400 App](#)
[CUP 2400 Town](#)

[2017 OA-030](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of
RUTLAND Comprehensive Plan INTO THE DANE COUNTY
COMPREHENSIVE PLAN

Attachments: [OA-30 Staff Memo](#)
[OA-30 Rutland Amended Future Land Use Map](#)
[2017 OA-030](#)

Legislative History

9/29/17 County Board referred to the Zoning & Land
Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

D. Zoning Map Amendments and Conditional Use Permits from previous meetings

[11194](#)

PETITION: REZONE 11194
APPLICANT: WISCONSIN FUEL LLC
LOCATION: 2763 COUNTY HIGHWAY N, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District
REASON: expansion of an existing convenience store

Attachments: [11194 CUP 2389 Staff Update](#)

[11194 Town](#)

[11194 Revised Site Plan](#)

[Site plan](#)

[stormwater plan](#)

[landscaping plan](#)

[lighting plan](#)

[lighting specs](#)

[grading plan](#)

[11194 CUP 2389 Map](#)

[11194 APP](#)

Legislative History

9/26/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MATANO, seconded by MILES, that this Zoning Petition be postponed until 3 issues are resolved. The motion carried by the following vote: 5-0.

- 1) The landowner shall obtain a variance from the 75-foot wetland setback requirement.
- 2) Information shall be provided to show that the proposed on-site septic system (holding tank) will be allowed by the Dane County Health Department. Information shall be provided showing that the neighboring landowner will allow their existing on-site septic system to be removed from the septic easement area.
- 3) The landowner shall address the vehicular travel conflict on the west side of the building. The ingress and egress travel paths for tractor trailers conflict with the stacking queue area for the drive thru. Passed

CUP 02389 PETITION: CUP 02389
APPLICANT: WISCONSIN FUEL LLC
LOCATION: 2763 COUNTY HIGHWAY N, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District
REASON: expansion of an existing convenience store
CUP DESCRIPTION: DRIVE-IN ESTABLISHMENT

Attachments: [11194 CUP 2389 Staff Update](#)
[CUP 2389 Revised Site Plan](#)
[CUP 2389 Town](#)
[CUP 2389 Map](#)
[CUP 02389 APP](#)
[Site plan](#)
[grading plan](#)
[stormwater plan](#)
[landscaping plan](#)
[lighting plan](#)
[lighting specs](#)

Legislative History

9/26/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MILES, seconded by MATANO, that this Conditional Use Permit be postponed. The motion carried by the following vote: 5-0 Passed

CUP 02390 PETITION: CUP 02390
APPLICANT: BETTY J STIVARIUS
LOCATION: 460' SOUTHWEST OF 2349 SPRING ROSE RD, SECTION 24, TOWN OF SPRINGDALE
CUP DESCRIPTION: 135' monopole communication tower

Attachments: [CUP 2390 Staff Update](#)
[CUP 2390 Town](#)
[CUP 2390 Affidavit Regarding Site Selection Process](#)
[CUP 2390 RF Engineering report](#)
[CUP 2390 staff memo](#)
[CUP 2390 Map](#)
[CUP 02390 APP Map](#)
[CUP 02390 APP](#)

Legislative History

I. Budget Discussion and Amendments

[2017 ACT-401](#) ZONING AND LAND REGULATION COMMITTEE AMENDMENTS TO THE PROPOSED 2018 OPERATING BUDGET

Attachments: [2017 RES-252](#)
[ZLR OPERATING 10-24-17](#)

J. Other Business Authorized by Law

[2017 RPT-439](#) Report of approved Certified Survey Maps

Attachments: [Oct 2017](#)

K. Adjourn

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, lane.roger@countyofdane.com

NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.